

RESOLUTION 2002- 167

RESOLUTION OF THE TOWN COUNCIL  
OF THE TOWN OF LOS GATOS  
ADOPTING CELLAR AND ATTIC POLICIES

WHEREAS, the Town of Los Gatos does not currently have any written codes or policies regulating cellars and attics, and

WHEREAS, the General Plan encourages use of basements and cellars to provide hidden square footage in-lieu of above ground visible mass (Policy L.P.2.1); and

WHEREAS, adoption of such policies will help provide clear direction to developers and homeowners processing development applications (General Plan Implementing Strategy L.I.7.4); and

WHEREAS, adoption of such policies will help reduce the bulk and mass and scale of new and remodeled homes; and

THEREFORE BE IT RESOLVED: the Town Council of the TOWN OF LOS GATOS does hereby adopt the Cellar and Attic Policies attached hereto as Exhibits A and B.

PASSED AND ADOPTED at a regular meeting of the Town Council held on the 21st day of October 2002, by the following vote:

COUNCIL MEMBERS:

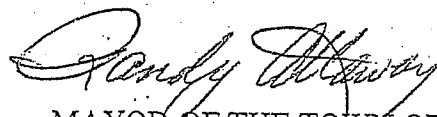
AYES: Steven Blanton, Sandy Decker, Steve Glickman, Joe Pirzynski,  
Mayor Randy Attaway.

NAYS: None

ABSENT: None

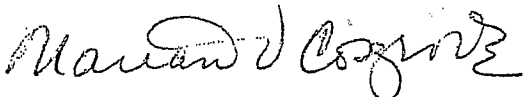
ABSTAIN: None

SIGNED:



MAYOR OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

ATTEST:



CLERK OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

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**TOWN COUNCIL POLICY  
TOWN OF LOS GATOS**

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Subject: Attics

Enabling Action:  
2002-167

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Approved:

  
Randy Attaway, Mayor

Effective  
Date: October 21, 2002

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**PURPOSE:**

The following policy shall be used when reviewing development plans that include attic space. The intent of this policy is to reduce the visible bulk and mass of structures.

**DEFINITION:**

An attic is a non-habitable space (that may or may not be used for storage) with a maximum height of seven feet six inches as measured from the upper surface of the attic floor to the underside of the roof above. For the purposes of this definition, attic spaces are considered to have floor surfaces.

**POLICY:**

Attics that meet the above definition shall not be counted as floor space for purposes of determining compliance with Floor Area Ratio (FAR) limitations.

*Note: Once an attic space exceeds seven feet six inches in height, all areas down to five feet will be counted toward the floor area ratio (FAR).*